

ORDINANCE NO. 2014-07

Amend Zoning Ordinance

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the Jefferson County Zoning Ordinance, and

WHEREAS, Petitions R3724A-14, R3712A-14, R3713A-14, R3714A-14, R3715A-14, R3716A-14, R3717A-14, R3718A-14, R3719A-14, R3720A-14, R3721A-14, R3722A-14 and R3723A-14 were referred to the Jefferson County Planning and Zoning Committee for public hearing on April 17, 2014, and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session,

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the zoning ordinance of Jefferson County (and official zoning maps) as follows:

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS AND A-3, AGRICULTURAL/RURAL RESIDENTIAL

Rezone 3 acres of PIN 024-0516-1011-000 (16.578 acres) to A-2 with conditional use for storage of concrete contractor's equipment at **W925 Hooper Road**. Rezone 2 acres of that parcel to allow for an adjacent A-3 rural residential lot. The property is in the Town of Palmyra. This action is conditioned upon road access approval from the Town of Palmyra, receipt by Zoning of a soil test showing sites for installation of both initial and replacement private sewage systems for the residential building site, and upon receipt and recording of a final certified survey map showing shared access to both zones being split by the zone boundary. Rezoning shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date. R3724A-14 and R3712A-14 – Tim & Christine Riedel

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

Rezone to create a 1-acre building site on **Mansfield Road**, on PIN 002-0714-1934-001 (19.942 acres) utilizing consolidation of parcels of record from PIN 002-0714-2033-000. The site is in the Town of Aztalan. This utilizes the last available A-3 lot for the property; therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval by the Town of Aztalan, upon receipt by Zoning of a soil test showing sites for installation of both initial and replacement private sewage systems and upon approval and recording of a final certified survey map for the lot. Rezoning shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date. R3713A-14 – Kathy Zimmermann/Ardis Eilenfeldt Trust property

Create a 5-acre farm consolidation lot around the home at **N5845 Harvey Road** in the Town of Aztalan from part of PIN 002-0714-1941-000 (39.5 acres). Rezoning is conditioned upon approval and recording of a final certified survey map for the lot. Rezoning shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date. We note that a five acre lot will allow for a maximum of five animal units. R3714A-14 – Kathy Zimmermann/Ardis Eilenfeldt Trust property

Enlarge the existing farm consolidation lot by rezoning it, PIN 004-0515-1622-000 (1 acre) owned by William & Shirley McCormick at **N1644 Findlay Road** and by rezoning two adjacent acres, part of PIN 004-0515-1622-001 (39 acres) owned by Ronald Drost. The properties are in the Town of Cold Spring. This utilizes the last available A-3 zone for the property, therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon approval and recording of a final certified survey map or deed transfer document. Rezoning shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date. R3715A-14 – Ronald Drost/William & Shirley McCormick property, Ronald Drost property

Create a 4.5-acre farm consolidation lot at **N7143 Shade Road** in the Town of Farmington from part of PIN 008-0715-0324-000 (37.834 acres). This action is conditioned upon approval and recording of a final certified survey map for the lot. Rezoning shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date. We note that 4.5 acres allows a maximum of 4.5 animal units on the property. R3716A-14 – Lorraine Knaack

Rezone 2.6 acres with the home at **W5872 Star School Road** in the Town of Koshkonong. The site is part of PINs 016-0514-2213-000 (34.1 acres) and 016-0514-2242-000 (36.13 Acres). This utilizes the last available A-3 zone for the property, therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon approval and recording of a final certified survey map for the property. Rezoning shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date. R3717A-14 – Keith Moritz/Pond Hill Dairy LP

Rezone PIN 018-0713-3123-001 (0.8 acres) owned by Matthew Workman at **N5190 STH 134**, and part of PIN 018-0713-3123-000 (10.918 acres) owned by Micheal and Pamela Ziarniks, all in the Town of Lake Mills. This action is conditioned upon approval and recording of a certified survey map or recording of a deed transfer document and payment of all applicable Town of Lake Mills fees. The rezoning shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date. A Zoning and Land Use Permit must be obtained and a double permit fee paid for beginning construction without a permit. R3718A-14 – Matt Workman/Micheal and Pamela Ziarnik property & Matthew Workman property

Create a 1.2-acre building site on **Rome Oak Hill Road** from part of PIN 026-0616-2011-003 (6.5 acres) in the Town of Sullivan. This utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is

further conditioned upon road access approval by the Town of Sullivan, upon receipt by Zoning of a soil test showing sites for installation of both initial and replacement private septic systems, and upon approval and recording of a final certified survey map for the lot. Rezoning shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date. R3719A-14 – Barry Boos/Royce Boos Trust property

Create a 2.2-acre building site on **Hardscrabble Road** from part of PIN 026-0616-2523-004 (16.952 acres) in the Town of Sullivan. Rezoning is conditioned upon road access approval by the Town of Sullivan, upon receipt by Zoning of a soil test showing sites for installation of both initial and replacement private sewage systems, and upon approval and recording of a final certified survey map for the property. Rezoning shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date. R3720A-14 – Michael & Matthew Meracle

Rezone 2.1 acres with the home at **N2360 CTH A**, Town of Sumner from part of PIN 028-0513-0413-001 (35.002 acres). This utilizes the last available A-3 zone for the property, therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon approval and recording of the final certified survey map for the lot. Rezoning shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date. We note that a maximum of two animal units can be allowed on two acres. R3721A-14 – Nathan Stach

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND N, NATURAL RESOURCE

Create a 2-acre building site from part of PIN 032-0815-1244-001 (9.4 acres) and a 24-acre Natural Resource zone adjacent to it from part of PINs 032-0815-1244-000 (20.3 acres) and 032-0815-1243-000 (43.8 acres). The sites are on **Overland Drive** in the Town of Watertown. This utilizes the last available A-3 zone for the property; therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval by the Town of Watertown, upon receipt by Zoning of a soil test for the A-3 zone showing sites for installation of both initial and replacement private sewage systems, and upon approval and recording of a final certified survey map for the property. Rezoning shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date. This action creates one lot with two zones; the Natural Resource zone cannot be sold separately except to an adjoining property owner or after having been granted variance because it does not have its own frontage on and access to a public road. R3722A-14 & R3723A-14 – Doug Saloga/Saloga Property Management LLC property

Adopted by the Jefferson County Board of Supervisors this 13th day of May 2014.

s/Jim Schroeder

Jim Schroeder
Chair

ATTEST:

s/Jim Schroeder

Barbara A. Frank, County Clerk

Published this 19th day of May 2014.

Ayes_voice vote____ Noes____ Abstain__1__ Absent____ Vacant____
(Kannard)

Requested by
Planning & Zoning Committee

05-13-14

Deb Magritz: 05-07-14